



FOR SALE

Offers in the region of £275,000

Hazlebury, 3 Copes Lane, Welshampton,  
Ellesmere, SY12 0PY

A well proportioned two-bedroom detached bungalow offering excellent potential for modernisation and situated within generous gardens which extend to circa 0.15ac and feature a detached garage, peacefully situated on the perimeter of the popular village of Welshampton.



Ellesmere (3 miles), Whitchurch (9 miles) and Shrewsbury (18 miles).

(All distances are approximate)



- Detached Bungalow
- Scope for Modernisation
- Generous Gardens
- Driveway and Garage/Store
- Edge of Village Location
- No Onward Chain

#### DESCRIPTION

Halls are delighted with instructions to offer Hazlebury, 3 Copes Lane, in Welshampton for sale by private treaty and with the benefit of no onward chain.

Hazlebury is a detached two-bedroom bungalow which offers around 750 sq ft of well proportioned living accommodation flexibly arranged across a single storey, all of which now provides an excellent opportunity for modernisation and improvement.

The property is situated within generous gardens which extend, in all, to around 0.15ac and comprise, to the fore, gated access which gives on to a paved driveway bordered by an area of shaped lawn and culminating at a detached single garage with attached store/potting shed. The rear gardens are, at present, predominately laid to an expanse lawn interspersed with a number of mature trees and floral beds.

#### SITUATION

Hazlebury occupies a desirable position on the edge of the popular village of Welshampton, which boasts a respectable range of day-to-day amenities, including Primary School, Public House, Village Hall, and Church, whilst retaining a convenient proximity to the lakeland town of Ellesmere which, alongside its famous Mere, provides a wider offering of facilities, extending to a Supermarket, Medical Centre, Restaurants, and a range of independent Shops. The larger towns of Whitchurch and Oswestry both lie within easy reach and the nearby county centres of Wrexham and Shrewsbury are positioned to the north and south respectively, providing, between them, a comprehensive array of amenities of all kinds.

#### SCHOOLING

The property lies within a convenient proximity of a number of well regarded state and private schools, including Welshampton C of E Primary, Lakelands Academy, Ellesmere Primary School, Newtown C of E Primary, Sir John Talbot's School, Ellesmere College, Moreton Hall, and Oswestry School.

#### THE PROPERTY

The property is principally accessed via a useful Entrance Porch situated to the side of the property, which offers an ideal space for storing boots and coats following walks in the surrounding countryside, and from where a door opens into a generously proportioned Living Room featuring large dual-aspect windows overlooking the front and side aspects, alongside ample space for seating and dining areas.

From the Living Room, a door leads through to a spacious Kitchen, again with a window offering views to the front, whilst comprising a selection of fitted base and wall units and a further door which exits into a Lean-To/Utility Room with space for white goods and secondary access from the garden.

To the rear of the property are two comfortably sized Bedrooms, each enjoying peaceful views across the generous gardens and benefitting from integrated storage cupboards, with the Bedrooms served by a family Bathroom comprising a panelled bath, low-flush WC, and hand basin, all set against tiled walls.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



## OUTSIDE

The property is approached, via a gated access set within low-level brick walling, onto a paved driveway with space for a number of vehicles, this flanked to one side by an area of lawn bordered by established floral beds, and leading on to a single Garage (approx. 5.5m x 2.5m) with up-and-over front access door. The Garage is joined to the rear by two connecting timber outbuildings, presently serving as a potting shed and general store.

The rear gardens are, at present, predominately laid to an expanse of lawn interspersed with a number of mature trees, bordered by established floral and herbaceous beds, these complemented by a paved area positioned alongside the property.

## THE ACCOMMODATION COMPRISES

Entrance Porch:

Living Room: 5.15m x 3.62m

Kitchen: 3.63m x 2.69m

Utility Room: 3.04m x 1.41m

Bedroom One: 4.28m x 3.03m

Bedroom Two: 3.32m x 3.27m

Family Bathroom:

## DIRECTIONS

Leave Ellesmere via the A495 in the direction of Whitchurch, turning left just after The Mere to remain on this road. Follow the A495 into the village of Welshampton and, shortly after passing The Sun public house on your left, a left hand turn leads into Copes Lane, where the property will be situated on the right and identified by a Halls "For Sale" board.

## W3W

///diets.kitten.curtail

## SERVICES

The property is understood to benefit from mains water and electric. Drainage is to a private system and the heating is provided by an oil-fired boiler.

## TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

## LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

## COUNCIL TAX

The property is shown as being within council tax band C on the local authority register.

## \* ANTI-MONEY LAUNDERING (AML) CHECKS \*

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

## VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

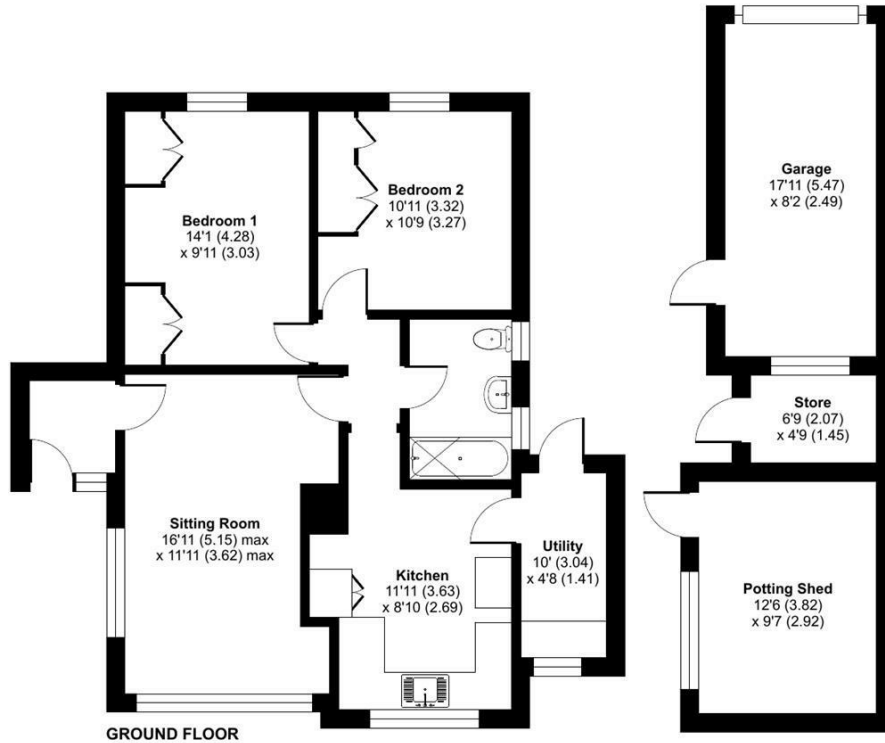
**FOR SALE**

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Approximate Area = 741 sq ft / 68.8 sq m  
 Garage = 147 sq ft / 13.7 sq m  
 Outbuilding = 152 sq ft / 14.1 sq m  
 Total = 1040 sq ft / 96.6 sq m

For identification only - Not to scale



GROUND FLOOR

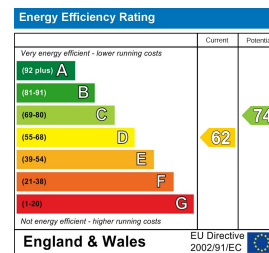


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Halls. REF: 1417592

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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

**Energy Performance Ratings**



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**Ellesmere Sales**

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